

**TOWN OF HAMILTON  
BOARD OF SELECTMEN  
JANUARY 20, 2010**

The Board of Selectmen met at the Hamilton Town Hall at 7:00 p.m. on Wednesday, January 20, 2010 with David Carey, William Bowler and Jennifer Scuteri present. Fire Chief Phil Stevens, Police Chief Russell Stevens, DPW Director John Tomasz, Finance Director Deborah Nippes-Mena, Recreation Director Melissa Roy, Planning Board members David Santomenna and Rick Mitchell, MIIA Defense Attorney Doug Louison and Town Administrator Candace Wheeler also present.

**Commend Pleasant Pond rescuers**

Hamilton police officers Steve Trepanier and Kenneth Nagy and Hamilton fire fighters Dan Ellison and David Dolan along with Doug Elliott from Townsend Oil Company were commended for their role in rescuing Evan Sykarski from Pleasant Pond in December.

The Board will send a letter to Wenham Town Administrator Jeff Chelgren commending Wenham Police Chief Kenneth Walsh and Wenham police officer Mark Frazier who helped with the rescue.

**Organic Waste – Gretel Clark**

Recycling Committee member Gretel Clark said 560 families are interested in participating in an organic waste recycling pilot program. The Department of Environmental Protection can pay \$7,000 towards the \$15,000 cost of plastic bins for the program.

Hamilton and Wenham would be responsible for the remaining \$7,000 where Hamilton would pay two-thirds and Wenham, one-third. The Finance Committee will decide if Hamilton has money for this purpose. At this point the only source of funds is a reserve fund transfer.

The intent of the program is to save money by reducing the amount of organic solid waste in Hamilton's trash stream as well as promote another green initiative.

Finance Director Deborah Nippes-Mena agreed to review the numbers. The waste enterprise funds are committed to pay for expenses such as the reserve of blue bags that residents pay for and use if they plan to dispose of more than one barrel of trash in a given week. Residents are recycling a lot so Hamilton has a large reserve of bags.

**Rec. Dept. request to hang banner at Old Library**

David Carey entertained a motion to allow the joint Hamilton-Wenham Recreation Department to install a banner from now until February 12 at the former Hamilton public library site (about the Patton Park camp program registration). William Bowler so moved. Jennifer Scuteri seconded the motion. VOTE: Unanimous.

**Discussion re: development of elderly affordable housing**

Financial Analyst Jim Hexter hired by the Town believes the numbers work for 20 affordable rental units at the old library site. The first floor of the building would be retained as a senior center.

Community Preservation Act funds were used to pay for the analysis and some might have to be used for a development project. Developers such as Habitat for Humanity or Harbor Light Community Partners will discuss details in a future Selectmen's meeting. The developers think the cost per square foot has been understated. Hamilton would give the developer a 100-year lease.

Next step is to have the non-profit developers discuss the analysis numbers with the Board. These developers can apply for grant money from the state. If the project moves forward, it is not clear how revenue would be provided to the Town. The Town could collect lease revenue on the land but also property tax on the building if the developer is going to own the building.

**Discussion with Planning Board reps re: generating revenue, real estate development**

Discussion was with Planning Board members David Santomenna and Rick Mitchell on the need for real estate development in Town to raise revenue.

It was agreed that parking and septic issues have to be addressed relative to any proposed development in Hamilton's downtown.

Planning Board Coordinator Marcie Ricker is researching downtown overlay districts. As well as a "son of great estates" by-law not a Planned Alternative Development by-law. This property use has been implemented in Ipswich at two former Catholic

Archdiocese real estate holdings where New England Biolabs is located and at Turner Hill.

Carey agreed to speak to Santomenna and Economic Development Committee Chairman Bill Gisness about any communication that has occurred with property owners who have real estate for sale in downtown Hamilton.

**Discuss website calendar maintenance**

Meeting postings are kept up-to-date on the bulletin board in the Town Clerk's office, which meets legal requirement.

Town Administrator Candace Wheeler will check with area town managers to see how their communities maintain website calendars.

Carey will ask school department to identify a student who could work as an intern to maintain the Town's website calendar so it contains accurate, timely information.

**Discuss possible implementation of Special Event Permit**

Carey entertained a motion for Assistant Town Administrator Christine Lindberg to develop a draft document that could serve as a planning and special permit event document. Bowler so moved. Scuteri seconded the motion. VOTE: 2 in favor. Bowler abstained.

**Discuss upcoming workshops at MMA Convention Jan. 22-23, 2010**

The Board will coordinate with Wheeler about what conferences they want to attend at the MMA Convention.

**Accept check for Hamilton Council on Aging Gift Fund**

Carey entertained a motion to accept a check for \$20.50 for the Council on Aging gift fund. Bowler so moved. Scuteri seconded the motion. VOTE: Unanimous.

**Landfill update**

February 1 is deadline for request for proposal to be ready for potential bidders with a June 1 cutoff date.

Boston College students are beginning work with the Town on marketing for the landfill and practices/procedures for the financial area of Town government.

**Update on Marchand lawsuit**

MIIA Defense Attorney Doug Louison presented an overview of the Officer Michael Marchand lawsuit. Louison said discovery should be done by June 30.

Carey entertained a motion to go into executive session at 9:09 p.m. not to return to open session to discuss litigation strategy, non-union negotiations and union negotiations. Bowler so moved. Scuteri seconded the motion. The roll call vote was unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: \_\_\_\_\_  
Clerk